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Marlpit House, Belaugh Green Lane, Coltishall, Norfolk, NR12 7AJ

Marlpit House is a true hidden gem, tucked away on the edge of the picturesque riverside village of Coltishall – the gateway to the Norfolk Broads. Perfect for those seeking peace and tranquillity, yet only moments from the village's thriving amenities, including the iconic riverside common with its fashionable eateries, the renowned Rising Sun, the ever-popular Red Lion and The Recruiting Sergeant public houses, a primary school, medical practice, and a village hall with recreation ground.

Locally known as the “Propeller House” thanks to its distinctive design, this striking seven-bedroom residence occupies a generous plot of over three acres. Beautifully presented throughout, it offers endless potential and sits at the heart of sweeping lawns and mature woodland, with a fabulous gazebo and entertainment area creating a truly private and serene retreat.

A long, leafy driveway lined with mature trees and shrubs leads to extensive off-road parking, easily accommodating multiple vehicles, a caravan or motorhome, as well as a boat or trailers. The driveway culminates at a substantial hexagon-shaped garage with WC and overhead storage, a space the current owners had intended to convert into additional living accommodation. The surrounding gardens and paved terraces provide exceptional scope for outdoor recreation, entertaining, or the creation of further buildings (subject to planning consent), all within a glorious natural setting.





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- SEVEN BEDROOMS
- DETACHED FAMILY HOME
- OPEN PLAN KITCHEN DINER

- LOCAL TO VILLAGE AMENITIES
- PLOT EXCEEDING THREE ACRES
- NORFOLK BROADS VILLAGE LOCATION

- BEAUTIFULLY PRESENTED THROUGHOUT
- THIRTY MINUTES TO CITY OR COASTLINE
- OFF-ROAD PARKING FOR MULTIPLE VEHICLES & GARAGE

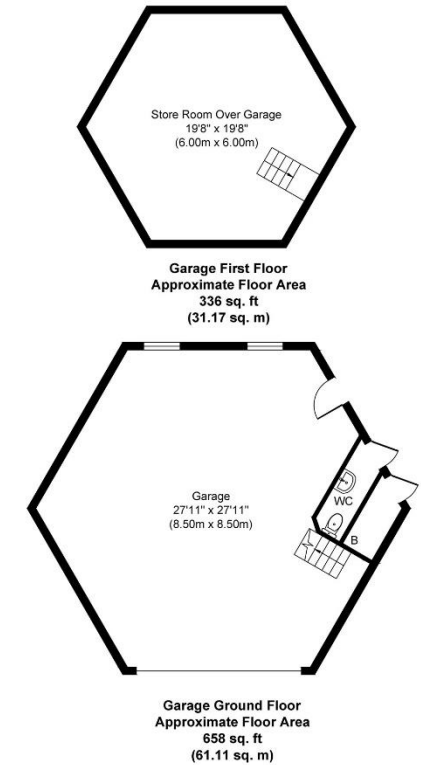
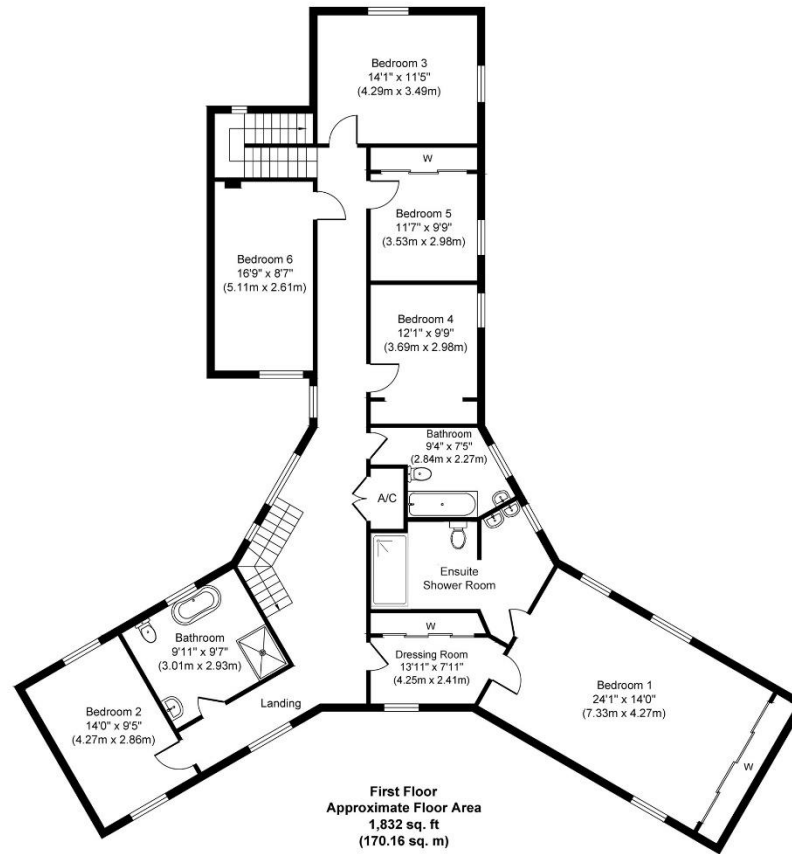
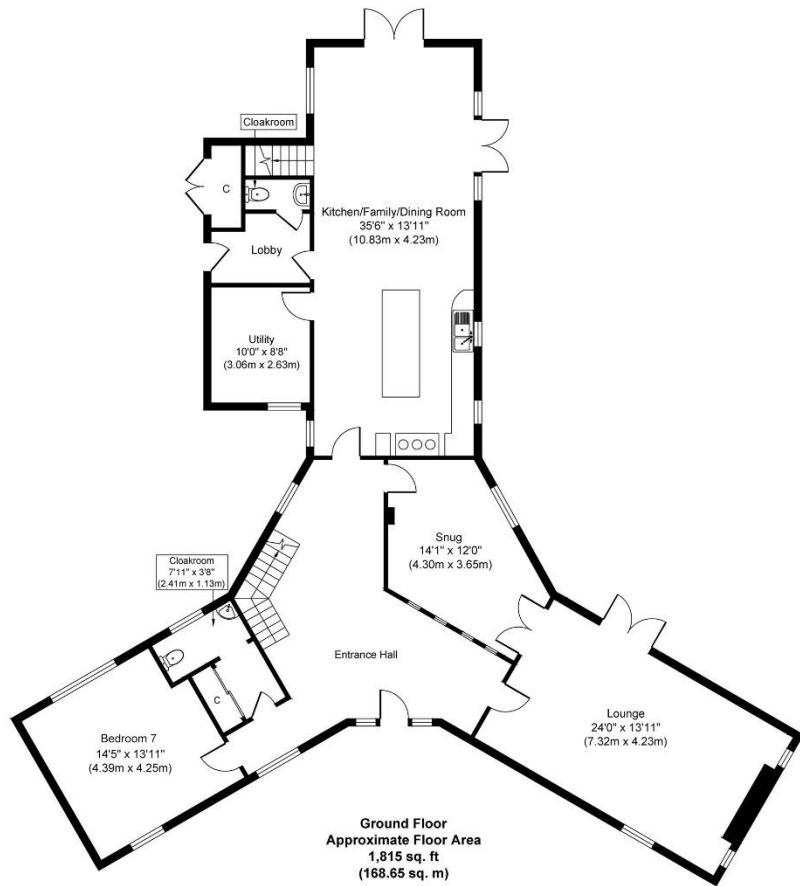
The accommodation is arranged over two floors and offers remarkable versatility. The ground floor features four reception rooms all accessed off a unique and spacious hexagonal entrance area, including a welcoming family lounge with a feature fireplace and wood burner, and a bright and spacious kitchen/breakfast/family room, both opening onto the gardens via double doors. Additional rooms include a large bedroom, snug, utility room, and two w/c cloakrooms. Upstairs, six more well-proportioned bedrooms offer generous family living, with the principal suite boasting a dressing room and newly fitted en-suite. Two more stylish family bathrooms serve the remaining bedrooms. Whether you envision a luxurious family home, a bed and breakfast business, space for multi-generational living, or the perfect work-from-home set-up, Marlpit House provides the flexibility to make that vision a reality.

Its location is equally appealing, less than two miles from Hoveton with its range of shops (including the well-known Roys supermarket and department store), post office, train station, and schools for all ages. Norwich city centre is just ten miles away, offering excellent retail, dining, and cultural attractions, along with a wealth of historic interest.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		





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Stobart & Hurrell

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